

LexAllan  
Grove *Village*



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22 Kinver Drive, Hagley, Stourbridge, DY9 0GZ

*...doing things differently*

# Fantastic family home with superb kitchen and lovely garden

Viewing is essential to fully appreciate this much improved five bedroom detached family home in a popular cul-de-sac. The property is within easy reach of the amenities of Hagley including its excellent schools whilst enjoying views across open fields from the rear. Built by renowned local builder Kendrick Homes, the property has been altered and improved by the current owners to provide a stylish family home with a 'wow factor' kitchen opening into a large conservatory/dining/family room, comfortable lounge, home office, five bedrooms, luxurious bathroom and en-suite and a double garage.



**Lex Allan Grove loves...**

*The stunning kitchen!*





## Approach

An attractive block paved driveway provides off road parking and gives access to the garage and main entrance with a side gate leading to the rear garden

## Entrance Hall

having 'Karndean' flooring, stairs to the first floor with under stairs cupboard, coving, two ceiling light points, radiator and doors to lounge, study, kitchen, utility, guest wc and garage

## Lounge 18'1" x 11'6" (5.52 x 3.51)

With Double glazed French doors to the rear, double glazed window to side, ceiling light point, two wall light points, coving, radiator and feature stone fire surround with living flame gas fire insert,

## Study 8'11" (into bay) x 8'0" (2.72 (into bay) x 2.45)

Having a double glazed bay window to the front, ceiling light point, radiator and coving

## Re-fitted Kitchen 18'10" x 12'6" (5.75 x 3.83)

The crowning glory to this wonderful family home is undoubtedly the fantastic re-fitted kitchen which opens into the lovely dining conservatory/family room. Having a range of wall and base units as well as a large island and breakfast bar with with quartz work tops, inset sink, induction hob with gas wok burner built into the island with extractor above, integrated dishwasher, integrated self cleaning steam oven, integrated combination microwave oven with warming draw below, integrated full size fridge and separate freezer, 'Karndean' flooring, door to utility room, radiator, ceiling spot lights with feature lighting over the breakfast bar and door to the utility room

## Conservatory Dining/Family Room 18'4" x 12'4" (5.6 x 3.77)

With double glazed windows to the rear and sides, ceiling light point, two radiators, 'Karndean' flooring, double glazed French doors to the rear opening onto the patio and further double glazed door to the side

## Utility Room

With double glazed door to the side, ceiling light point, heated towel rail, wall and base units with quartz work top and inset sink/drain, plumbing for washing machine, space for tumble dryer, 'Karndean' flooring and door to kitchen

## Guest wc

Having an obscure double glazed window to the side, ceiling light point, radiator, low level wc, wash hand basin in vanity unit and 'Karndean' flooring











### First Floor Landing

With double glazed window to the front, two ceiling light points, coving, airing cupboard, loft access and doors to bedrooms and bathroom

### Master Bedroom 21'5" (max) x 17'0" (max) (6.53 (max) x 5.2 (max))

Having double glazed windows to two side, two ceiling light point, two radiators, coving, built in wardrobes to two walls and door to en-suite

### En-Suite

With obscure double glazed 'Velux' window to the side, ceiling spot lights, large shower cubicle, low level wc, contemporary styled wash hand basin with mixer taps, heated towel rail and tiled walls

### Bedroom Two 13'2" x 8'11" (4.03 x 2.72)

Having double glazed window to the rear, ceiling light point, radiator and built in wardrobes

### Bedroom Three 11'6" x 9'10" min (3.51 x 3 min)

With double glazed window to the rear, ceiling light point and radiator

### Bedroom Four 9'5" x 7'11" (2.875 x 2.43)

With double glazed window to the rear, ceiling light point, radiator and built in wardrobes

### Bedroom Five 9'7" x 6'5" (2.94 x 1.96)

With double glazed window to the front, ceiling light point and radiator

### Bathroom

Having an obscure double glazed window to the side, ceiling spot lights, heated towel rail, free-standing bath, low level wc, wash hand basin in vanity unit, corner shower cubicle and tiled walls

### Garage 17'8" x 16'8" (5.4 x 5.09)

With up and over electric door, lighting, electrics and double glazed window

### Rear Garden

Enjoying views across open fields and having a large patio leading onto a generous lawn with fence and hedge surrounds and planted borders



**AGENT'S NOTE:** The property is connected to mains gas, electric, water and sewage.

**TENURE:** References to the tenure of a property are based on information supplied by the seller. We are advised that the property is Freehold. A buyer is advised to obtain verification from their solicitor.

**IMPORTANT NOTICE:** 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan Grove Ltd do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan Grove Ltd or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

**MONEY LAUNDERING REGULATIONS:** In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following: 1. Satisfactory photographic identification. 2. Proof of address or residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove Ltd reserves the right to obtain electronic verification.

# Our Community Partners

One of the appealing features for people moving into Hagley or one of the surrounding villages of Clent, Belbroughton, Blakedown or Churchill, is the great sense of community that is immediately apparent throughout the area.

This community spirit is particularly noticeable in the local business community and Lex Allan Grove Village is proud to be associated with a number of the businesses and organisations in the area...

*...here's just a few of them*



*Destina by Good Travel - dedicated travel experts*



*fig & favour - modern food emporium*



*Hagley Bridal Studio - exceptional service*



*Our PlaiCe - award-winning fish & chips*



*Paddocks - choice cuts from the choice of villagers*



*Robinson & Sproson - professional eye care*



*West Hagley Football Club Under 13s in their new Lex Allan Grove Village shirts*

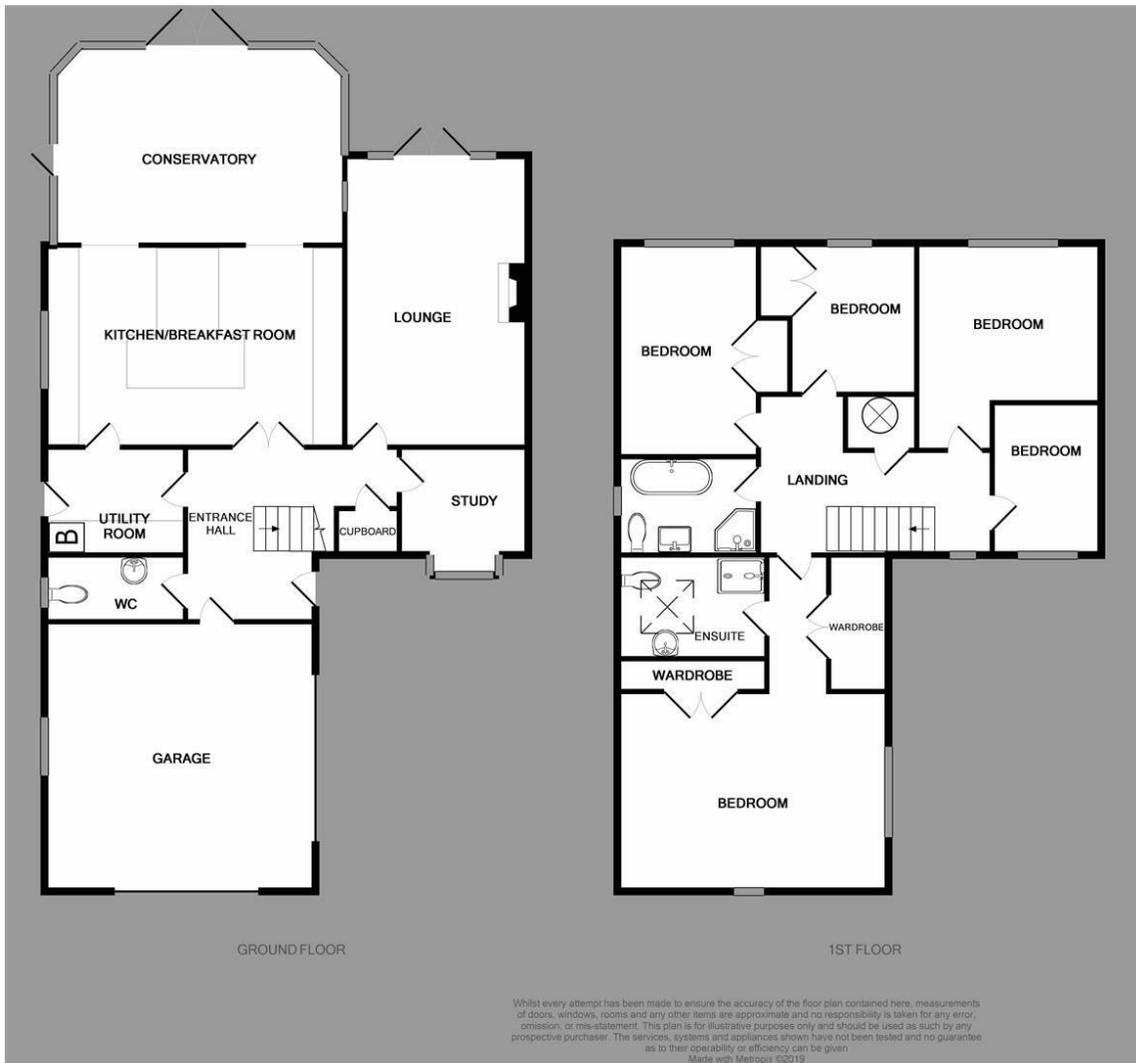


*The Vine Inn, Clent - a favourite local haunt*



*Hagley Train Station*

*...doing things differently*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>64</b>
		<b>75</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>55</b>
		<b>67</b>



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